

## East Coker Parish Council 8<sup>th</sup> March 2023

**Attendees:** Cllr Bennett, Cllr Mead, Cllr Hodge (Chair), Cllr Comstive (Vice Chair) Cllr Cowen, Cllr Warwick-Mortimer, Cllr Mead, Cllr Carter-Uren, Cllr Wilkins, Clerk J. Heggarty. **Public Attendance:** 4 members of the public. Meeting commenced at 7.00pm at East Coker Pavilion.

**23/37** Clerk had previously received Cllr Bennetts (Chairs) resignation via email so a Chair and Vice Chair were elected. Cllr Hodge was proposed as Chair by Cllr Warick-Mortimer and seconded by Cllr Comstive. A vote was taken and all agreed. Cllr Warwick-Mortimer proposed Cllr Comstive to be Vice Chair, seconded by Cllr Mead, a vote was taken and all agreed.

**23/38** To receive any apologies and reasons for non-attendance. Cllr Sugg, Cllr Hall and Cllr Wintersgill.

**23/39** Declarations of interest received: Cllr Hodge & Cllr Mead on item 23/27.2 of the agenda

**23/40** To receive and approve the minutes of the Parish Council meeting which was held on the 8<sup>th</sup> February 2023 **Proposed** Cllr Warwick- Mortimer **Seconded** Cllr Cowen a vote was taken. 7 in favour with 1 abstention. 5. Members of the Public were present.

### **23/41 Public Question Time**

1. District Cllr Gina Seaton Advised that this would be her last meeting as she is retiring at the beginning of April. She was presented with a card and flowers and Cllr Hodge thanked her for her support over the many years.

2. A member of the public spoke on item 23.42.C. They read out:-This is not the first breach of Planning Application relating to 1.5 acres of land adjacent to Coker Court, The case relates to an Enforcement Notice issued by SSDC to the owner due to ... "The unauthorised erection of a timber stable building consisting of 3 stables and a tack room, 2 timber shed buildings and a further large timber building." as well as "The unauthorised change of use of the land from agriculture to a mixed use of agriculture, storage of domestic items and equestrian use." The land is within the Conservation Area adjoining Coker Court and close to Listed Buildings. When Coker Court Estate was broken up and sold by the Helyar/Walker-Heneage family, a covenant was applied to this land limiting its use to agriculture. The covenant also prohibited any nuisance or annoyance to any adjoining owners or occupiers as well as other conditions relating to rights of way for water, drainage and easements. The building and activity on this land by the current owners has not adhered to that covenant or to planning regulations for over 4 years. The development and use of the land has an adverse impact on the character and natural beauty of the surrounding area. It is not in keeping with South Somerset's Local Plan Policies (EQ2 and EQ3) or the National Planning Policy Framework Policies (15 and 16). SSDC cannot find any evidence to demonstrate the need for these buildings. They do not consider that planning permission should be given. An Enforcement Appeal has been lodged by SSDC, which has been appealed by the owners, which is currently with the Planning Inspectorate for comment by 24th March 2023. Please would East Coker Parish Council submit a representation that at the very least supports the comments made by SSDC.

### **23/42 To discuss and make observations on SSDC - Planning Applications**

A **15/01000/OUT Location:** Keyford Nothing to report  
SSDC planning.

B **22/01359/FUL Location:** Yeovil Court Hotel **Application:** Alterations and improvements to hotel, including addition of plant room extension to the rear ground floor, and side extension to the west side elevation at ground level. Cllr Bennett advised that there had been one objection logged on the SSDC web site. The objection related to the lack of screening and possible security issues. Cllr Comstive said he felt this application should be support but the issues raised in their objection should be addressed. **Proposal:** ECPC supports the regeneration of the Yeovil Court Hotel and the aims in this application, but believes that the issues raised by parishioners who live adjacent to the property should be addressed including; the screening of the plant room and vents to all sides and the need to ensure security and prevent access to any emergency escape stairs (except form the building requiring emergency egress). **Proposed:** Cllr Comstive **Seconded:** Cllr Bennett. A vote was taken and all agreed **Action:** Clerk to update planning with comments.

C **APP/R3325/C/23/3315003 & APP/R3325/C23/3315004** Land adjacent to Lyneham Bungalow, Back Lane. **Appeal against Enforcement Notice:** The Unauthorised erection of a timber stable building and 2 timber shed.

This application was discussed. Cllr Bennett thanked the member of the public for their representation and said it appeared that there had been a breach of planning. Cllr Mead agreed **Proposal:** There had been a breach of planning and ECPC support the enforcement action by SSDC. **Proposed:** Cllr

Cowan **Seconded:** Cllr Comstive. A vote was taken and all agreed. Cllr Bennett and Cllr Comstive to compose a response and Clerk then email the [planninginspectorate.gov.uk](mailto:planninginspectorate.gov.uk).

### 23/43 Finance

The February finances were circulated prior to the meeting. (Please see attached reports.) The Clerk advised there has been a KM Dike invoice for £968.94 for February Maintenance and another from SSDC for the Ranger in February of £768.30, both arrived after the agenda had been posted.

**Proposal:** Approve the items of expenditure. **Proposed:** Cllr Bennett **Seconded:** Cllr Carter-Uren A vote was taken and all agreed.

**23/44 Memorial Requests:** A possible new inscription to remember Graham Hellier on an existing stone., was discussed. **Proposed:** Cllr Mead **Seconded:** Cllr Wilkins A vote was taken and all agreed in favour. **Action:** Clerk to update stonemason.

### 23/45 Matters for discussion and resolution:

#### 1. Co-option of New Councillors

Clive Wakely had expressed an interest in January and had sent an email to the Clerk which she had shared prior to the meeting. He spoke about himself briefly and was then asked to leave the room. It was felt that he would make a good councillor and should be co-opted onto the council. Cllr Wakely re-joined the meeting and was welcomed as a new Cllr. He was asked to complete paperwork and joined the meeting table. **Proposed:** Cllr Mead **Seconded:** Cllr Carter-Uren A vote was taken and all agreed. **Action:** Cllr Wakely completed the relevant paperwork. Clerk will submit details to SSDC and organise for Cllr Wakely to be added to the web site.

#### 2. Amended Pin Cushion Corner Lease: Cllr Comstive advised that he had had a meeting with Robert Mead from the ECAG. Off that meeting Cllr Comstive had discussed the lease with Cllr Cowen and Cllr Bennett. Cllr Cowen had then spoke to Zurich Insurance who said that a lease would be needed or some sort of financial stake in the field. Cllr Cowen asked Robert Mead if he could take the possible purchase of a stake in the field back to committee and see if it was feasible. **Action:** Clerk to put this item on next agenda and Robert Mead to attend April meeting after he has discussed ECAG committee. **Proposed:** Cllr Bennett **Seconded:** Cllr Cowen

#### 3. The fence at recreation ground was discussed as part of the feed back from the risk assessment report. Cllr Mead said both he and Cllr Bennett had walked it and on the whole there were not any issues. Yes, there are areas of barbed wire but these are on the outside of the posts. The wire is there to keep livestock out. There are a few staples missing but Cllr Mead says he is happy to replace them. There is the gap in the fence on the eastern edge which needs to be fenced off to stop access and a sign put up. **Proposal:** Fence off large gap in fence and put a sign up, and Cllr Mead to replace wire staples. **Proposed:** Cllr Bennett **Seconded:** Cllr Carter-Uren A vote was taken and all agreed. **Action:** Clerk to instruct contractor to block up gap in fence and put a no access sign up and Cllr Mead to carry out minor repairs to wire.

#### 4. Ash Trees at Recreation: Cllr Bennett said he had look at the trees in the recreation ground as per the risks assessors advise but he said it was very hard to judge when they are not in leaf so he will check them in June. **Action:** Cllr Bennett to check again in June when trees are in full leaf.

#### 5. The LCN (Local Community Networks) was discussed. An email had been circulated prior to meeting from West Coker Parish Council asking what our thoughts were on the groupings for the various surrounding parishes as West Coker were concerned that Sutton Bingham, Hardington, Closworth and Odcombe had been grouped with Crewkerne and not Yeovil. D Cllr Gina Seaton advised that all the afore mentioned parishes had now been grouped with Yeovil after many consultation.. It was felt by Councillors that it would be beneficial for East Coker to come under grouping LCN9 (Yeovil) we would be with the surrounding parishes and have a voice within the Yeovil locality. **Action:** No further action as grouping had now been sorted out and ECPC is happy to be grouped in LCN9.

6. Cllr Bennett to report back on meeting held with a Parishioner and County Highways on the 14<sup>th</sup> February at Burton. He advised that he had met Lee Norman and the parishioner and they had walked along Higher Burton discussing the overhanging branches, foliage, dirt on road and deterioration of banks. Lee Norman from County Highways said he thought it would be a good idea to approach the residents of any of the houses with banks that looked to be slipping or which had overhanging branches. He also suggested that the road be scraped by county roads however this would need to be done in April or afterwards due to budget. He also said that it would be a good idea to arrange for the road to be swept. Clerk advised that she has already requested for this to be done. Cllr Bennett will speak to Cllr Hall to see if he is familiar with the residents of the properties in question and ask him to speak to them. Speeding along Higher Burton was also raised as was the lack of a warning sign about the school when approaching it from the Higher Burton direction. Both of these are being investigated and will be reported back. He also reported himself and Lee Norman had discussed the wall by the memorial stone and Lee he written to but the solicitor had not yet come back to him. **Action:** Clerk to contact Somerset County Council Traffic Management about speeding and possible signage, and speak to Lee Norman in a few weeks regarding the Wall at the Memorial stone.
7. Lottery License Renewal. Cllr Warwick Mortimer advised that the lottery license was due and would cost £20. She proposed that it is renewed. A vote was taken and all agreed. **Action:** Cllr Warwick Mortimer to send the reminder to the Clerk and Clerk will apply for the renewal.
8. Private Gritting Quote arrived prior to the meeting. It is £198.00 a time, to include both sides of Lodge Hill, from the Helyar to Pin Cushion Corner and from the A37 past Darvole, it was felt that this could be done as and when was need and as Cllr Costive drives that route every day, he volunteered to liaise with the gritting company when he knows very cold weather is imminent. **Action:** Clerk to contact Gritting Company and accept quote and advise that Cllr Comstive will contact them as and when is needed. A vote was taken and all agreed.
9. Pavilion Painting. Cllr Sugg had sent a message to the Clerk prior to the meeting asking her to ask Cllrs if they still want the entire Pavilion painted or just the Pre School as hopefully in the next few years everything apart from the Pre School would be demolished. It was felt that the Pavilion Modernisation was still a long way off. Cllr Mead proposed that only Pre School is painted but there was no seconder for that. Cllr Warwick Mortimer proposed that the entire building was painted Cllr Cowen seconded. A vote as taken with 1 against, 1 abstention and 7 in favour. Motion Carried to paint entire building.
10. Notice board at bus stop quote had been received prior to the meeting. It was to dress the top of the notice board with a small amount of lead. This should then make it water proof. The cost of this would be £200 but this is not to include the varnishing which will be done sometime afterwards. It was felt by all that this was a good idea and far cheaper than buying a new one. **Proposed** Cllr Wilkins **Seconded:** Cllr Cowen. **Action:** Clerk to advise Cllr Sugg to instruct Richard who gave the led quote to proceed with work.

#### **23/46 To receive the Clerk's report.**

1. Tellis Cross play equipment instillation is delayed until 20<sup>th</sup> March. Clerk is to request that Cllr Wintersgill put some information out on the Parish Communications regarding new equipment being installed but no dates, just in case they are moved again. Cllr Wilkins asked where the goals are going, so Clerk will contact SSDC and ask this information.
2. Clerk had received a complaint about children climbing on the cricket nets. She advised that she had put two signs up telling people not to Climb on them.
3. Clerk received an email from the gardening club asking how much budget there was for planting the triangle for the Kings Coronation. It was decided that £250 would be the figure and that it should be planed in red,white and blue preferable with good pollinator plants to encourage bees. **Action:** Clerk to update Gardening Club.

#### **23/47receive correspondence from the SSDC / SCC**

#### **23/48 To receive and discuss Parishioner Correspondence.**

1. Email Received from a Parishioner regarding a T S Elliott booklet. This was distributed to all Councillors and there is no further action.

### **23/49 Working Groups**

**Pavilion Modernisation:** Cllr Comstive advised that her was waiting on a quote from Harwell. Cllr Hodge advise that the S106 monies would not be released to us until the works started but they have been allocated to ECPC and ringfenced.

**Parish Communication:** Cllr Wintersgill was not present

**Land at Cemetery:** Clerk advised that there had been no response from the letter sent to land owner in January. Cllr Comstive said that he would like to instruct a solicitor on the 12<sup>th</sup> April should we not get a response. Cllr Bennett suggested we write a follow up letter advising that a response is needed otherwise solicitor will be instructed.

8.50 Cllr Comstive left the meeting.

Cllr Hodge agreed that it would be a good idea to write again prior to instructing solicitors. **Proposal:** Write to land owner giving them another opportunity to engage in conversation.

**Proposed:** Cllr Hodge **Seconded:** Cllr Bennett a vote was taken 7 in favour with 1 abstention.

**Village Hall:** Clerk had circulated an email from the Village Hall Committee advising they are gathering some views from those in East Coker community about the value of the hall. They have asked for the Chair to write something but it was decided that it would be more appropriate for our representative Cllr Carter-Uren to do this. Clerk will email and ask if this is in order and if so, forward the original mail to Cllr Cater-Uren to respond to.

Alms House: Nothing to report

### **23/50 To discuss Highways Maintenance.**

1. Cllr Mead said the drain was blocked at Burton again and he would rod at the weekend.

2. Cllr Warwick-Mortimer reported the drains between the triangle and school were blocked. Clerk said she will report but also asked Cllr Warwick Mortimer to report via the Fix my Street App.

### **23/51 Agenda items for the next meeting, Wednesday 12th April 2023**

Kings Coronation, Cemetery Land, Pincushion Coroner Tree Planting,